



4 CONEY STREET YORK YO1 9NA

Confidentially available, a City Centre retail unit of approximately 505 sq.ft. (46.91 sq.m.) ground floor sales plus 1,425 sq.ft. (132.38 sq.m.) of ancillaries on basement and upper floors. Coney Street is York's prime shopping street with many of the Country's leading retailers in the area including Faith, Office, Lush, HMV, Mango etc. The street attracts both local shoppers and the City's all year round ever increasing visitor population as one would expect in the main retail core. First floor has in the past been used for retail with ancillary storage on basement, second and third floor levels.

**CITY CENTRE SHOP
PRIME RETAIL STREET**

**RENTAL REGION:
£85,000 P.A. (EXCL.)**

ACCOMMODATION

Ground Floor:	505 sq.ft.	(46.91 sq.m.)
Basement:	470 sq.ft.	(43.66 sq.m.)
First Floor:	380 sq.ft.	(35.30 sq.m.)
Second Floor:	275 sq.ft.	(25.54 sq.m.)
Third Floor:	300 sq.ft.	(27.87 sq.m.)

BUSINESS RATES

Enquiries with City of York Council revealed the following information on 25th March 2010. Liability can be confirmed by contacting the Council's Business Rates Section on 01904 551140. The Rateable Value can be checked by visiting www.voa.gov.uk using the postcode to search.

Rateable Value:	£77,000	(2010 Valuation List)
General Rates:	£33,341	(2011/2012)

The above liability does not reflect the impact of any phasing that might affect the property. Enquiries are recommended.

LEASE DETAILS

The property is to let on a new 10 year effectively full repairing lease containing a 5th yearly, upward only, rent review. The Landlord insures the property for re-instatement etc. under a normal Landlord's policy and recovers the cost each year from the Tenant. Each party will be responsible for its own legal costs in the matter.

VIEWING

Strictly by appointment with the Letting Agents, Tel: 01904 679733. **Interested parties are asked to respect the confidential nature of this disposal.**

Prior to an inspection, interested parties may wish to consider (a) their ability to meet a Landlord's standard requirement for references (further details available on request) and (b) whether the proposed use is acceptable to the Landlord and/or whether it requires Local Authority approval for a change of use. A copy of our leaflet 'Application for a Lease of Commercial Property' is available from our office on request.

Backs Property
Consultants Ltd
26/2/2019



The Property

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N.B. Please note that the plan is the latest available edition. Occupation of units obviously can change and interested parties are advised to check latest occupation of properties by personal inspection.

CONEY STREET



IMPORTANT NOTICE

These particulars which were prepared on 25th March 2010 and amended on the 15th March 2011 (rates increase) are provided subject to the following terms:- 1.They are for general guidance only and do not constitute the whole or any part of an offer or contract. No employee of Blacks has any authority to make or give any representation or warranty or enter into any contract in relation to the property. 2. Dimensions are approximate only and descriptions are given without responsibility on the part of Blacks or the vendors or lessors. Reference to plant, machinery, services, etc., does not constitute a representation of the condition, or that it is capable of fulfilling its intended function. 3.All references to prices, rent, etc., exclude VAT which may apply and any offer made will be assumed to be VAT exclusive unless stated otherwise. 4.Certain aspects such as dimensions, rating assessments (assessment and annual liability), occupancy of the subject or adjoining property, etc., may from time to time change. Information contained has been collated as a result of verbal enquiries only. Personal inspection and enquiry including the taking of independent advice is imperative before a contract is entered into. 5.The current availability of this property should be checked particularly if a party is travelling some distance to view.